



DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

www.red.nv.gov

NOTICE & AGENDA OF PUBLIC MEETING
OF THE
NEVADA REAL ESTATE COMMISSION

MARCH 26-28, 2019

The Nevada Real Estate Commission will conduct a meeting beginning **Tuesday, March 26, 2019, at 9:00 a.m. and each day thereafter at 9:00 a.m. through Thursday, March 28, 2019, or until the Commission concludes its business at the following locations:**

March 26-27, 2019 @ 9:00 AM

Nevada State Business Center
3300 West Sahara Avenue
4th Floor - Nevada Room
Las Vegas, Nevada 89102

VIDEO CONFERENCE TO:

Nevada Division of Insurance
1818 E. College Parkway, Suite 103
Carson City, Nevada 89706

March 28, 2019 @ 9:00 AM

Nevada Department of Employment,
Training and Rehabilitation
2800 E. St. Louis Avenue, Conference Room
Las Vegas, Nevada 89104

VIDEO CONFERENCE TO:

Nevada Department of Employment,
Training and Rehabilitation
500 East Third Street
Carson City, Nevada 89713

COMMISSIONERS WILL BE IN LAS VEGAS

STACKED AGENDA: Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda by the discretion of the President. Items may also be combined for consideration or pulled or removed from the agenda at any time. Persons who have business before the Commission are solely responsible to see that they are present when their business is conducted. Public Comment may be limited to three minutes per person at the discretion of the President. The Commission may only take action on those items denoted as potential action items. Pursuant to NRS 241.030 the Commission may conduct a closed meeting to consider the character, allegations of misconduct, professional competence, or physical and mental health of a person.

NOTICE: Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call Evelyn Pattee at (702) 486-4074, so arrangements may be conveniently made.

NOTICE: Prior to the commencement and conclusion of a contested case or a quasi-judicial proceeding that may affect the due process rights of an individual the Commission may refuse to consider public comment. See NRS 233B.126.

1. Commission/Division Business

- A) Call to order; introduction of commissioners in attendance; and establish quorum.
- B) Introduction of Division staff in attendance.

2. Public Comment

Members of the public are encouraged to address the commission regarding any matter. However, no action may be taken on a matter. No comments may be made regarding a matter that is or may be the subject of a formal complaint before the commission until after that matter is heard. Comment may not be limited based on viewpoint. Persons who desire to submit written testimony should submit ten (10) copies to the commission coordinator. **Public comment may be limited to three minutes per person at the discretion of the President.**

3. Commission/Division Business

- A) Discussion regarding Administrator’s report.
- B) Discussion regarding the Disciplinary Report.
- C) Discussion regarding the Compliance Section’s current caseload report, including a summary of recent topics of complaints filed.
- D) Discussion regarding the Administrative Sanction Report.
- E) Discussion regarding Continuing Education Supervisor’s reports on:
 - 1. Continuing education course audit program report;
 - 2. Continuing education certificate issues and midterm education record-keeping;
 - 3. Continuing education and post education roster upload submittals issues.
 - 4. Online registration for real estate licensees to receive continuing education credits for attending Real Estate Commission meetings.
- F) Discussion regarding 2019 legislative bills and bill draft requests (“BDR”) related to NRS 645 which may impact the Commission and/or Division including, but not limited to:
 - 1. Senate Bill 199 relating to real property; requiring the waiver of interest and penalties imposed for the late payment of property taxes under certain circumstances; requiring certain licensed professionals to provide notice to unrepresented purchasers of real property of the amount of certain taxes for which the purchaser is responsible; and providing other matters properly relating thereto.
 - 2. Senate Bill 230 relating to real estate; revising provisions relating to the contents of advertisements by real estate licensees; revising provisions governing the information which must be included in an application for a license as real estate broker, real estate broker-salesperson or real estate salesperson; requiring certain information to be shown on a real estate license under certain circumstances; revising provisions governing the maintenance of certain licenses by real estate brokers and owner-developers; revising provisions governing certain regulations of the Real Estate Commission relating to the curriculum and subject matter of continuing education; and providing other matters properly relating thereto.
- G) For possible action: Discussion and decision to approve minutes of the December 4, 2018 meeting.

4. For Possible Action: Discussion and Decision Concerning Real Estate Advisory Review Committee Application:

- A) **Georgia Purpura**, for possible action
License No: BS.0061455.LLC/MGR

5. For Possible Action: Discussion and Decision Regarding Reinstatement Denial Appeal Pursuant to NAC 645.440:

- A) **Derrick Blythe Keller**, for possible action
File No. S-LDA-18-013
License No.: S.0175276

6. For Possible Action: Discussion and Decision Regarding License Denial Appeal Pursuant to NAC 645.335:

- A) **Juan Guerrero-Flores**, for possible action
File No. S-LDA-19-001

7. For Possible Action: Discussion and Decision Regarding Respondent’s Petition for Rehearing and Reconsideration of Disciplinary Terms

- A) NRED v **Jason Farrant**, for possible action
Case# 2017-1167
License No.: Unlicensed

- B) NRED v **Beth S. Gardner**, for possible action
Case # 2016-1775
License No.: S.0051771.LLC (SUSPENDED)

8. For Possible Action: Discussion and Decision Regarding Continuing Education Course Denial Appeal Pursuant to NAC 645.455

The Commission may take the following actions: (1) Approval, disapprove any of the following courses for the number of hours requested or recommended, or any amount deem appropriate; or (2) Change designation of any of the courses.

- A) Steven Kitnick Seminars LLC
“Commission Hearings: Case Studies X”
Request: 3 Hours Broker Management Classroom

- B) Steven Kitnick Seminars LLC
“Commission Hearings: Case Studies X”
Request: 3 Hours Ethics Classroom

9. For Possible Action: Disciplinary Action

- A) NRED v **Stephen Baxter**, for possible action
Case # 2017-2356
License No.: Unlicensed

- B) NRED v **Ken Baxter**, for possible action
Case # 2016-2121
License No.: B.0128250.LLC (ACTIVE)

- C) NRED v **Megan Barry**, for possible action
Case # 2017-2062
License No.: S.0178431 (EXPIRED)
- D) NRED v **Arthur Tangora**, for possible action
Case # 2016-3715
License No.: S.0167677 (ACTIVE)
- E) NRED v **Craig S. Sevy**, for possible action
Case # 2016-116
License No.: S.0077333 (EXPIRED)
- F) NRED v **Katherine Hunter (a.k.a Hunter-Jones)**, for possible action
Case # 2017-2158
License No.: S.0177706 (INACTIVE)
- G) NRED v **Gary Hawton and Lisa Hawton**, for possible action
Case #'s 2016-3740 & 2016-3741
License No.: Unlicensed
- H) NRED v **Amrit Bhandari**, for possible action
Case # 2017-169
License No.: B.0018482.INDV (ACTIVE)
- I) NRED v **Aaron Spears**, for possible action
Case # 2017-389
License No.: Unlicensed
- J) NRED v **Heather Etchings**, for possible action
Case # 2017-390
License No.: S.0054289 (ACTIVE)
- K) NRED v **Patricia LeBeau-Witty**, for possible action
Case # 2017-64
License No.: BS.0035716 (ACTIVE)
- L) NRED v **Cristina Morales**, for possible action
Case # 2018-1008
License No.: Unlicensed

10. Public Comment

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Comment may not be limited based on viewpoint. Persons who desire to submit written testimony should submit ten (10) copies to the commission coordinator. **Public comment may be limited to three minutes per person at the discretion of the President.**

11. For Possible Action: Adjournment

THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 8:30 A.M. ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:

Action Realty
3250 South Highway 160, Suite 11
Pahrump, Nevada 89048

Century 21/Sonoma Realty
1099 W. Winnemucca Bl.
Winnemucca, Nevada 89445

Desert Mountain Realty
1060 East Aultman Street
Ely, Nevada 89301

Elko County Association of REALTORS
557 West Silver, Suite 301A
Elko, Nevada 89801

Grant Sawyer Building
555 E. Washington Avenue
Las Vegas, Nevada 89101

Greater Las Vegas Association of REALTORS
6360 S. Rainbow Blvd.
Las Vegas, Nevada 89118

Isom Realty & Insurance
P.O. Box 670
420 Third Street
Hawthorne, Nevada 89415

Nevada Association of REALTORS
760 Margrave Drive, Suite. 200
Reno, Nevada 89510

Nevada State Business Center
3300 West Sahara Avenue
Director's Office – 4th Floor
Las Vegas, Nevada 89102

Nevada State Business Center
3300 West Sahara Avenue
Second Floor Lobby
Las Vegas, Nevada 89102

Nevada Real Estate Division
1818 E. College Parkway, Suite 110
Carson City, Nevada 89706

Reiss Properties & Reiss Realty
2510 West Horizon Ridge Parkway, # 230
Henderson, Nevada 89052

Reno/Sparks Association of REALTORS
5650 Riggins Court, Suite 200
Reno, Nevada 89502

Sierra Nevada Association of REALTORS
300 South Curry Street, #3
Carson City, Nevada 89703

Nevada Public Notice Website
<https://notice.nv.gov/>

**State of Nevada
Dept. of Business & Industry
State Real Estate Division**

INTERNET PAGE:

http://red.nv.gov/Content/Meetings/Real_Estate_Calendar

CONTACT FOR SUPPORTING MATERIALS FOR LISTED AGENDA ITEMS:

**Evelyn Pattee, Commission Coordinator
Nevada Real Estate Division
3300 W. Sahara Avenue, Suite 350
Las Vegas, Nevada 89102
Phone: 702-486-4074
Email: epattee@red.nv.gov**